

PRELIMINARY COVER SHEET
FOR
BROWN BEAR CAR WASH
SE 1/4 OF NE 1/4 OF SEC. 28, TWN. 24 N, RGE. 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LAND USE INFORMATION

CURRENT ZONING
MIXED USE

BUILDING SETBACKS
MINIMUM FRONT YARD: 10 FT
MINIMUM SIDE YARD: NONE
MINIMUM REAR YARD: NONE

CANOPY SETBACKS
MINIMUM FRONT YARD: 10 FT
PRINCIPAL BUILDING: 6 FT
DISPENSER SETBACKS: 10 FT
PARKING SETBACKS: NONE
LANDSCAPE SETBACK: 10 FT

FLOOR AREA RATIO:
MAXIMUM FAR: 75%
PROPOSED FAR: 11.4%

IMPERVIOUS COVERAGE
MAXIMUM IMPERVIOUS COVERAGE: 90%
PROPOSED IMPERVIOUS COVERAGE: 71.6%

MAXIMUM BUILDING HEIGHT: 48 FT

LANDSCAPING
LANDSCAPING REQUIRED: 10% OF SITE AREA (1,840 SF)
SITE LANDSCAPE AREA PROVIDED: 5,270 SF (29%)
INTERIOR LANDSCAPE REQUIRED: 18 SF PER PARKING
STALL (5 STALLS X 18 SF =90 SF)
INTERIOR LANDSCAPE PROVIDED: 1,325 SF

BUILDING DATA:

CAR WASH
BUILDING AREA: 2,125 SF

BUILDING HEIGHT: 31'-3"
CONSTRUCTION TYPE: VB
USE GROUP: B
TYPE: CONCRETE FOUNDATION, CONCRETE WALLS,
STEEL FRAME ROOF.
WATER USE: 8,000 GPD (ESTIMATE)

AUTO SENTRY
CANOPY AREA: 540 SF
CANOPY HEIGHT: 12'-6"
CONSTRUCTION TYPE: VB
USE GROUP: B
TYPE: CONCRETE FOUNDATION, STEEL COLUMNS
AND ROOF.
WATER USE: N/A

SITE INFORMATION

(SITE AS DEFINED BY PARCEL BOUNDARY)

LOT AREA
18,431± SQ. FT. (0.423± ACRES)

PROPERTY ADDRESS
55 NW GILMAN BLVD
ISSAQUAH, WA 98027

TAX PARCEL NUMBER
8843500440

EXISTING ON-SITE SURFACE AREAS
TOTAL IMPERVIOUS: 16,150 SF (0.371 AC)
PERVIOUS/LANDSCAPE AREA: 2,281 SF (0.052 AC)

PROPOSED ON-SITE SURFACE AREAS
TOTAL IMPERVIOUS: 13,184 SF (0.303 AC)
PERVIOUS/LANDSCAPE AREA: 5,247 SF (0.120 AC)

PARKING STALL INFORMATION
PARKING STALLS REQUIRED: (2.0 PER 1,000 SF)

TOTAL STANDARD PARKING STALLS: 4
ADA PARKING STALLS: 1
COMPACT PARKING STALLS: 0
TOTAL PARKING STALLS PROVIDED: 5

PERMIT REQUIREMENTS
CITY OF ISSAQUAH BUILDING PERMIT
CITY OF ISSAQUAH GRADING PERMIT
CITY OF ISSAQUAH ROW PERMIT
CITY OF ISSAQUAH FIRE PERMIT
CITY OF ISSAQUAH SIGN PERMIT

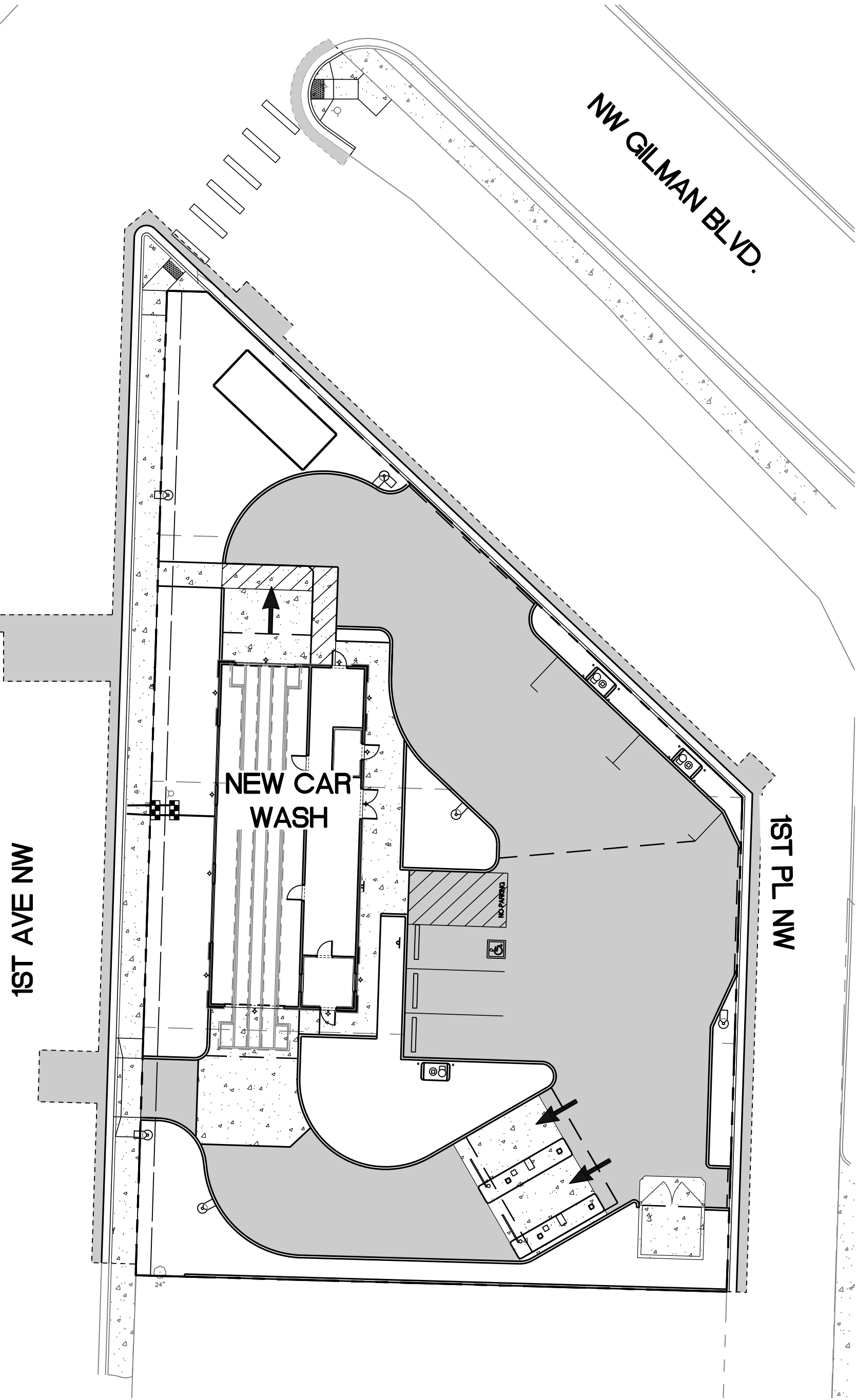
UTILITY CONTACT INFORMATION

GAS UTILITY: PUGET SOUND ENERGY
355 110TH AVE NE
BELLEVUE, WA 98004
TELEPHONE: (1-888-321-7779)

ELECTRICAL: PUGET SOUND ENERGY
355 110TH AVE NE
BELLEVUE, WA 98004
TELEPHONE: (1-888-321-7779)

TELEPHONE: CENTURY LINK
23315 66TH AVENUE SOUTH
KENT, WA 98032
TELEPHONE: 1-(800) 871-9244

**SEWER/WATER/
STORMWATER:** CITY OF ISSAQUAH
1775 12TH AVE NW
PO BOX 1307
ISSAQUAH, WA 98027
PHONE: (425) 837-3400
PWE@ISSAQUAHWA.GOV



OWNER

CAR WASH ENTERPRISES, INC.
3977 LEARY WAY NORTHEAST
SEATTLE, WASHINGTON 98107
CONTACT: JOE GIUSEFFI
EMAIL: Joe.Giuseffi@brownbear.com

SURVEYOR

PLS, INC.
1375 NW MALL ST., SUITE 3
ISSAQUAH, WA 98027
TEL: (425) 313-9378
FAX: (425) 313-9379
EMAIL: BEN@PLSINC.SURVEY.COM
CONTACT: BEN PETERSEN, P.L.S.

ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
FAX: (425) 251-8782
CONTACT: CHRIS JENSEN, P.E.

ARCHITECT:

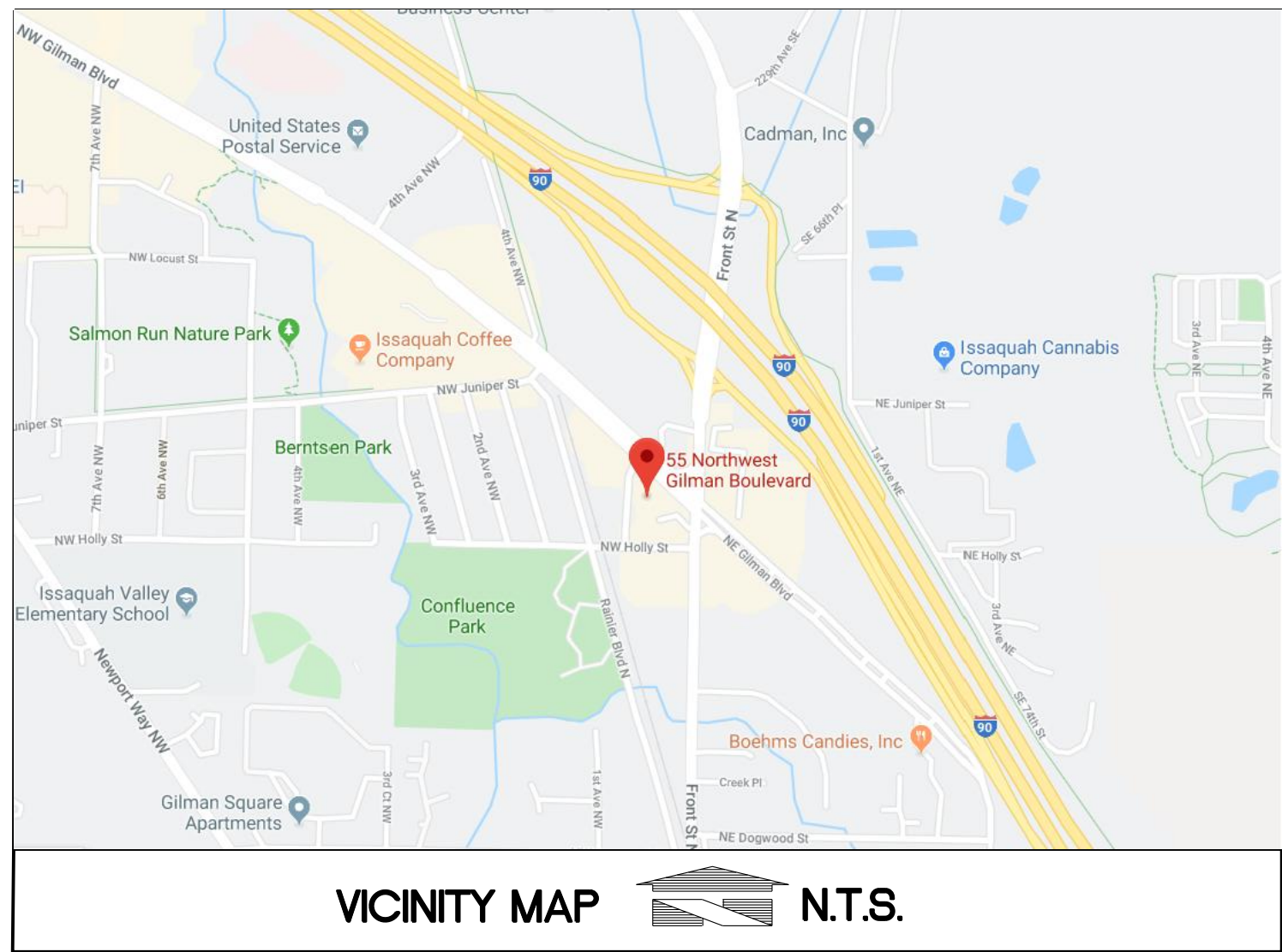
BARGHAUSEN CONSULTING
ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
FAX: (425) 251-8782
CONTACT: STEVE KATTNER

GEOTECHNICAL ENGINEER:

ASPECT CONSULTING, LLC
710 2ND AVENUE, SUITE 550
SEATTLE, WA 98104
TEL: (206) 780-7727
CONTACT: RORY KILKENNY, P.E.

LANDSCAPE ARCHITECT:

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
FAX: (425) 251-8782
CONTACT: JEFF VARLEY, R.L.A.



LEGAL DESCRIPTION
PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-776876-WAI DATED FEBRUARY 8, 2016 AT 7:30AM

PARCEL 1:

LOT(S) 28, 29, 30 AND 31, BLOCK 8, HERBERT S. UPPER'S FIRST ADDITION TO ISSAQUAH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 13, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION DEEDED FOR HIGHWAY PURPOSES FOR PRIMARY STATE HIGHWAY NO. 2;

AND ALSO EXCEPTING THEREFROM THAT PART OF LOTS 28, 29, 30 AND 31, BLOCK 8, LYING SOUTHWESTERLY OF A LINE DRAWN PARALLEL WITH AND 100 FEET SOUTHWESTERLY WHEN MEASURED AT RIGHT ANGLES, FROM THE PRIMARY STATE HIGHWAY NO. 2 LINE SURVEY OF PRIMARY STATE HIGHWAY NO. 2 LAKE SAMMAMISH PAVEMENT TO ISSAQUAH, AND LYING WESTERLY AND SOUTHWESTERLY OF A LINE DRAWN 30 FEET EASTERLY AND NORTHEASTERLY, WHEN MEASURED AT RIGHT ANGLES AND/OR RADIALLY, FROM THE "A" LINE SURVEY OF PRIMARY STATE HIGHWAY NO. 2 MERCER ISLAND TO ISSAQUAH.

PARCEL 2:

THAT PART OF LOTS 28, 29, 30 AND 31, BLOCK 8, HERBERT S. UPPER'S FIRST ADDITION TO ISSAQUAH, ACCORDING TO THE PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 13, LYING SOUTHWESTERLY OF A LINE DRAWN PARALLEL WITH AND 100 FEET SOUTHWESTERLY WHEN MEASURED AT RIGHT ANGLES, FROM THE PRIMARY STATE HIGHWAY NO. 2 LINE SURVEY OF PRIMARY STATE HIGHWAY NO. 2 LAKE SAMMAMISH PAVEMENT TO ISSAQUAH, AND LYING WESTERLY AND SOUTHWESTERLY OF A LINE DRAWN 30 FEET EASTERLY AND NORTHEASTERLY, WHEN MEASURED AT RIGHT ANGLES AND/OR RADIALLY, FROM THE "A" LINE SURVEY OF PRIMARY STATE HIGHWAY NO. 2, MERCER ISLAND TO ISSAQUAH.

HORIZONTAL DATUM
PER RECORD OF SURVEYS

VERTICAL DATUM
ASSUMED

CIVIL SHEET INDEX:

- C1.0 - PRELIMINARY COVER SHEET
C2.0 - TOPOGRAPHIC SURVEY
C3.0 - PRELIMINARY SITE PLAN
C4.0 - PRELIMINARY GRADING AND DRAINAGE PLAN
C5.0 - PRELIMINARY UTILITY PLAN
C6.0 - AGENCY DETAILS
C6.1 - AGENCY DETAILS
C6.2 - AGENCY DETAILS
- LANDSCAPE PLANS:**
L1 - PRELIMINARY PLANTING PLAN
L2 - LANDSCAPE NOTES
L3 - LANDSCAPE DETAILS
L4 - PRELIMINARY IRRIGATION PLAN
L5 - IRRIGATION NOTES AND DETAILS
L6 - IRRIGATION DETAILS
L7 - IRRIGATION DETAILS

LEGEND:

PROPOSED	EXISTING	
CURB AND GUTTER		LUMINAIRE (LUM.)
BARRIER CURB		YARD LIGHT
CONCRETE		POWER METER
ASPHALT		POWER POLE
SWALE		JUNCTION BOX (AS NOTED)
SAWCUT		CATCH BASIN (CB)
CONTOUR	—432—	STORM MANHOLE (SDMH)
WATER	—SD—	SANITARY SEWER MANHOLE (SSMH)
WATER METER		CLEANOUT (AS NOTED)
STORM		GAS METER
CONCRETE CONTROL JOINT	—SS—	GAS VALVE
CONCRETE EXPANSION JOINT		WATER VALVE (WV)
SANITARY	—G—	FIRE HYDRANT(FH)
GAS	—P (OH)—	CONNECTION(FDC)
POWER	—P (UG)—	WATER METER
PAINT STRIPE		SIGN
TYPE 1 CATCH BASIN	////	DIRECTIONAL ARROW
TYPE 2 CATCH BASIN	—W—	BOLLARD
SANITARY SEWER CLEANOUT	—T(XX)—	CONIFEROUS TREE
LOT LIGHT		DECIDUOUS TREE

ESTIMATED EARTHWORK QUANTITIES:

CUT: 750 CY

FILL: 150 CY

NET: 600 CY (CUT)

AREA TO BE DISTURBED -0.499 AC

EARTHWORK QUANTITIES ARE APPROXIMATE AND HIGHLY DEPENDANT ON SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHOULD PERFORM INDEPENDENT ESTIMATE FOR BIDDING.

SITE COVERAGE SUMMARY

LOT AREA	18,431 SF
PROPOSED IMPERVIOUS SURFACE:	13,184 SF
FLOOR AREA:	2,001 SF
PROPOSED PERVIOUS SURFACE:	5,247 SF
FLOOR AREA RATIO:	0.109
ROW IMPROVEMENTS AREA:	3,293 SF
PROPOSED IMPERVIOUS SURFACE (ROW):	3,226 SF
PROPOSED PERVIOUS SURFACE (ROW):	67 SF

PRELIMINARY COVER SHEET
BROWN BEAR CAR WASH
55 NW GILMAN BLVD.
ISSAQUAH, WA

Title:

For: CAR WASH ENTERPRISES, INC.
3977 LEARY WAY NW
SEATTLE, WASHINGTON 98107

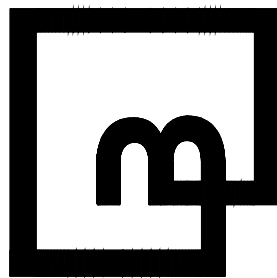


4/3/2020

Scale: Horizontal 1" = 20' Vertical NA

Designed: ADW Draw: ADW Checked: AEM Approved: CRJ Date: 11/15/19

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number 20693
Sheet C1.0 of 8

PRELIMINARY - ENTITLEMENTS
NOT FOR CONSTRUCTION

NE 1/4 SEC. 28
TOWNSHIP 24 NORTH, RANGE 6 EAST W.M.
KING COUNTY, WASHINGTON

CARWASH ENTERPRISES, INC.
BROWN BEAR CARWASH
dba
FOR PROPERTY AT
55 NW GILMAN BLVD
ISSAQUAH, WA 98027

[illegible]

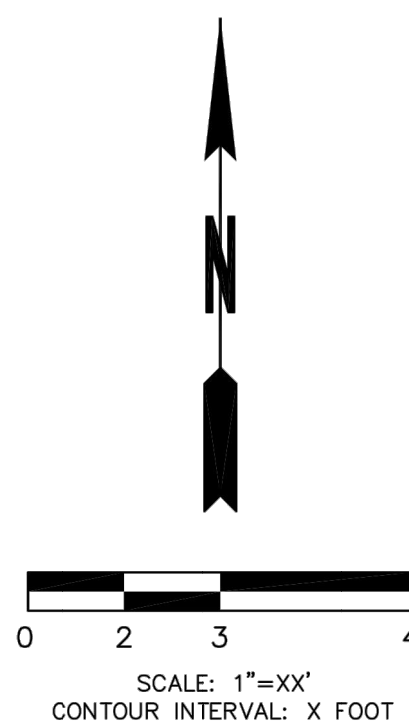
CARWASH ENTERPRISES
 dba
 BROWN BEAR CARWASH

DATE:
NOV 2, 2018

18206

18206 TOPO.DWG

SHEET C2.0 OF 8



TPN	TAX PARCEL NUMBER
O	FOUND REBAR AND CAP (AS NOTED)
TBM	TEMPORARY BENCH MARK
	24\" MAPLE TREE
	BOLLARD
	WOOD FENCE
	CHAIN LINK FENCE
	CONCRETE SURFACE
PMET	POWER METER
	POWER JUNCTION BOX
	UTILITY POLE
— UG —	UNDERGROUND POWER PAINT MARKS
— GAS —	GAS PAINT MARKS
	MONITORING WELL
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	WATER METER
	WATER VALVE
— H2O —	WATER PAINT MARKS
	SANITARY SEWER MANHOLE (SSMH)
— SS —	SANITARY SEWER PAINT MARKS
-----	SANITARY SEWER CONNECTION
	CATCH BASIN (CB)
— SD —	STORM PAINT MARKS
-----	STORM CONNECTION
IE	INVERT ELEVATION
RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
DI	DUCTILE IRON PIPE
PVC	PLASTIC PIPE
CONC	CONCRETE PIPE

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-776876-WA
DATED FEBRUARY 8, 2016 AT 7:30 AM

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1.) PURPOSE OF SURVEY: THE PURPOSE OF THIS SURVEY WAS TO DEVELOP A 1-FOOT CONTOUR INTERVAL TOPOGRAPHIC MAP OF THE SUBJECT PROPERTY FOR USE AS A PLANNING AND DESIGN BASIS BY OTHERS. A BOUNDARY SURVEY OF THE SUBJECT PROPERTY WAS PERFORMED IN 2016 AND 2017.

2.) HORIZONTAL DATUM: THE OVERALL HORIZONTAL DATUM FOR THIS PROJECT IS NAD 83/2011, WASHINGTON COORDINATE SYSTEM, NORTH ZONE, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.

3.) VERTICAL DATUM: THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.

THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE ASSUMED TO BE ACCURATE TO THE FOLLOWING

- HARD-SURFACE SPOT ELEVATIONS = ± 0.1 -FEET.

- HARD-SURFACE SPOT ELEVATIONS = ± 0.1 -FEET.
- GROUND ELEVATIONS = ± 0.2 -FEET.
- CONTOURS = \pm ONE-HALF THE CONTOUR INTERVAL.

THE CONTOUR INTERVAL OF ONE-FOOT WAS INTERPOLATED BY AN AUTOCAD-CALCULATED DIGITAL TERRAIN MODEL (DTM) USING FIELD-SURVEYED GROUND AND FEATURE ELEVATIONS.

4.) FIELD SURVEY METHODOLOGY: FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A 5-SECOND OR BETTER ELECTRONIC TOTAL STATION.

5.) INSTRUMENT CALIBRATION: ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

6.) THIS MAP GRAPHICALLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY ONLY, WHICH WAS PERFORMED DURING APRIL OF 2016 AND CONVERTED TO HORIZONTAL AND VERTICAL DATUM IN OCTOBER 2108.

7.) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON. ITS' USE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT THE EXPRESS RECERTIFICATION BY THIS SURVEYOR NAMING SUCH PARTY.

8.) FOR YOUR INFORMATION: 0.0833 FEET = 1 INCH ON THE GROUND

9.) KING COUNTY TAX PARCEL NUMBER: 8843500440

10.) PARCEL AREA: 18,402 ± SQ. FT. (0.42 ACRES)

11.) THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF: 1.) THE FIELD SURVEYED LOCATION OF VISIBLE SURFACE UTILITY STRUCTURES SUCH AS MANHOLE LIDS, GRATES, GAS AND WATER VALVE LIDS, ETC. AND 2.) MAPPING OF EXISTING PAINT MARKS OR MARKER PLACED BY AN UNDERGROUND UTILITY LOCATOR SERVICE. WE MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. NOR THAT THEY ARE IN THE EXACT LOCATION SHOWN.

UTILITY INVERT ELEVATIONS AND PIPE / FLOW LINE DIAMETERS SHOWN HEREON ARE BASED ON OBSERVATIONS FROM THE TOP OF THE UTILITY STRUCTURE AND ARE APPROXIMATE ONLY. FOR SAFETY REASONS NO PHYSICAL ENTRY INTO THE UTILITY STRUCTURE WAS PERFORMED DURING THE COURSE OF THIS SURVEY.

12.) THE PROPERTY AND PUBLIC RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY BY PLS, INC. PERFORMED IN 2016 AND 2017 WITH THE MAPPING OF THE SITE. SAID BOUNDARY SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND, ACCORDINGLY, MAY NOT INCLUDE EASEMENTS AND OTHER RESTRICTIONS OF RECORD, IF ANY.

13.) WE HAVE USED GRAPHIC SYMBOLS TO REPRESENT SOME FEATURES ON THIS MAP, SUCH AS UTILITIES, TREES AND FENCES. THE DEFAULT SIZE OF THOSE SYMBOLS MAY NOT REFLECT THE TRUE SIZE OF THE FEATURE THAT WAS MAPPED.

#-CONSTRUCTION NOTES: SITE PLAN

1. NEW BROWN BEAR CAR WASH.
2. NEW COVERED TRASH ENCLOSURE WITH CONCRETE PAD, 7" HIGH WALLS W/ SPLIT FACE BLOCKS. SEE ARCHITECTURAL PLANS FOR DETAILS.
3. NEW VACUUM UNIT.
4. NEW ACCESSIBLE PARKING SIGN, AND ACCESSIBLE AISLE "NO PARKING" SIGN. CONTRACTOR TO PROVIDE HARDWARE FOR WALL MOUNT.
5. NEW ACCESSIBLE PAVEMENT SYMBOL.
6. PARKING STALL MARKINGS SHALL BE 4" WIDE WHITE PAINTED STRIPES TO DIMENSIONS (TYP.).
7. PAVEMENT MARKINGS - 4" WIDE WHITE PAINTED STRIPES @ 3' O.C. / 45' ANGLE.
8. NEW ON-SITE BARRIER CURB.
9. NEW ASPHALT PAVEMENT.
10. NEW CONCRETE SLAB UNDER CANOPY.
11. WHITE PAINTED DIRECTION ARROWS.
12. NEW AUTO SENTRY.
13. NEW AUTO SENTRY CANOPY.
14. NEW CLEARANCE SIGN.
15. NEW WHEEL STOP (TYP. OF 3).
16. NEW LANDSCAPING.
17. CAR WASH APRON.
18. NEW OFF-SITE SIDEWALK PER CITY OF ISSAQUAH STANDARD DRAWING T-38.
19. NEW CURB AND GUTTER PER CITY OF ISSAQUAH STANDARD DRAWING T-38.
20. NEW COMMERCIAL DRIVEWAY FOR CARWASH BYPASS PER CITY OF ISSAQUAH STANDARD DRAWING T-38.
21. NEW PERPENDICULAR RAMP PER CITY OF ISSAQUAH STANDARD DRAWING T-08.
22. EMPLOYEE PARKING STALL.
23. PROPOSED ON-SITE CONCRETE WALKWAY.
24. PROPOSED STORMWATER DETENTION VAULT.
25. EXISTING FIRE HYDRANT.
26. RE-LOCATE EXISTING WATER METER. RE-USE FOR IRRIGATION.
27. PROPOSED DOMESTIC WATER SERVICE METER, AND RPBA.
28. PROPOSED CORE-TAP TO EXISTING SEWER MAIN.
29. PROPOSED SANITARY SEWER LINE.
30. PROPOSED LOCATION OF OFFSITE POWER CONNECTION.
31. PROPOSED LOCATION OF TRANSFORMER.
32. SAWCUT LINE.
33. CROSSWALK PAVEMENT MARKINGS PER CITY OF ISSAQUAH STANDARD DETAIL T-36. METHYL METHACRYLATE (TYP.).
34. VEHICLE STACKING (TYP.).
35. RETAIN EXISTING 24" DIA TREE.
36. BUILDING MOUNTED LIGHT FIXTURE (TYP.).
37. PROPOSED LOT LIGHT (TYP.).
38. PROPOSED LOCATION OF OFFSITE TELECOMMUNICATIONS/CABLE CONNECTION.
39. PROPOSED LOCATION OF OFFSITE GAS CONNECTION.
40. AV/SVE SOIL REMEDIATION ENCLOSURE.
41. PROPOSED STREET LIGHT.

ACCESSIBLE PATH OF TRAVEL NOTE:

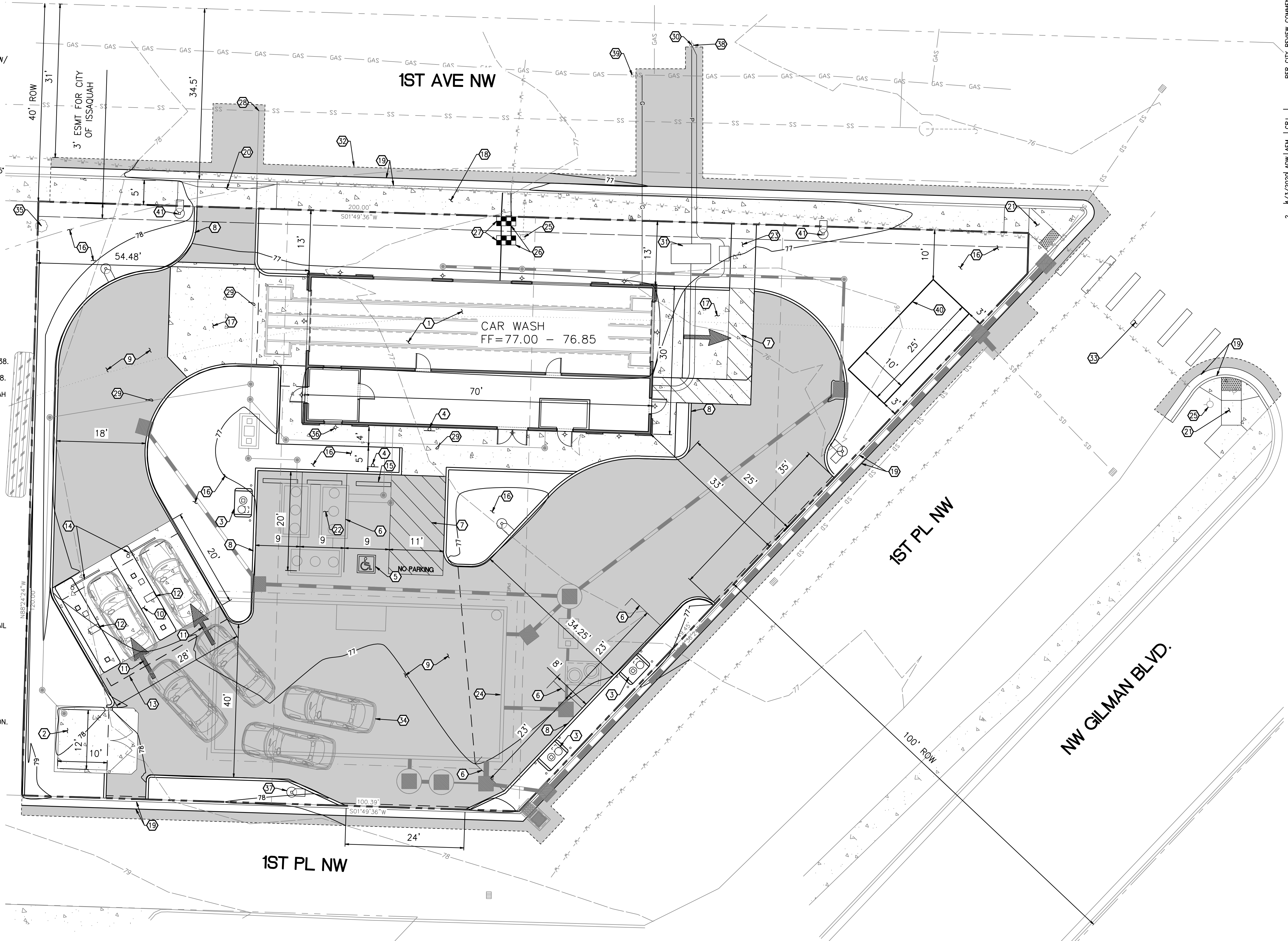
WALKWAYS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, BE A MINIMUM OF 44" IN WIDTH, HAVE A MAXIMUM 2.0% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ACCESSIBILITY STANDARDS (SECTION 405) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20).

PRELIMINARY SITE PLAN

FOR

BROWN BEAR CAR WASH

SE 1/4 OF NE 1/4 OF SEC. 28, TWN. 24 N, RGE. 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



PER CITY REVIEW COMMENTS RECEIVED 02/19/2020

LAND USE SUBMITAL

Revision

No. Date By Cdd. Apr.

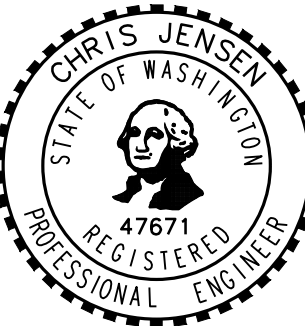
2 4/3/2020 ADW/AEM CRU CRU

1 11/15/19 ADW/AEM CRU

Title:

PRELIMINARY SITE PLAN
BROWN BEAR CAR WASH
55 NW GILMAN BLVD.
ISSAQUAH, WA

For: CAR WASH ENTERPRISES, INC.
3977 LEARY WAY NW
SEATTLE, WASHINGTON 98107

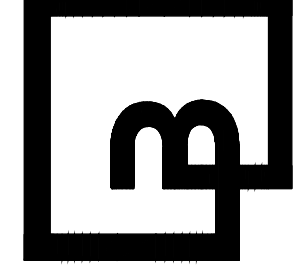


4/3/2020

Scale: Horizontal 1" = 10' Vertical NA

Designed ADW Draw ADW Checked AEM Approved CRU Date 11/15/19

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number 20693
Sheet
C3.0 of 8

PRELIMINARY - ENTITLEMENTS
NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.
Dial 811

PRELIMINARY GRADING AND DRAINAGE PLAN

FOR

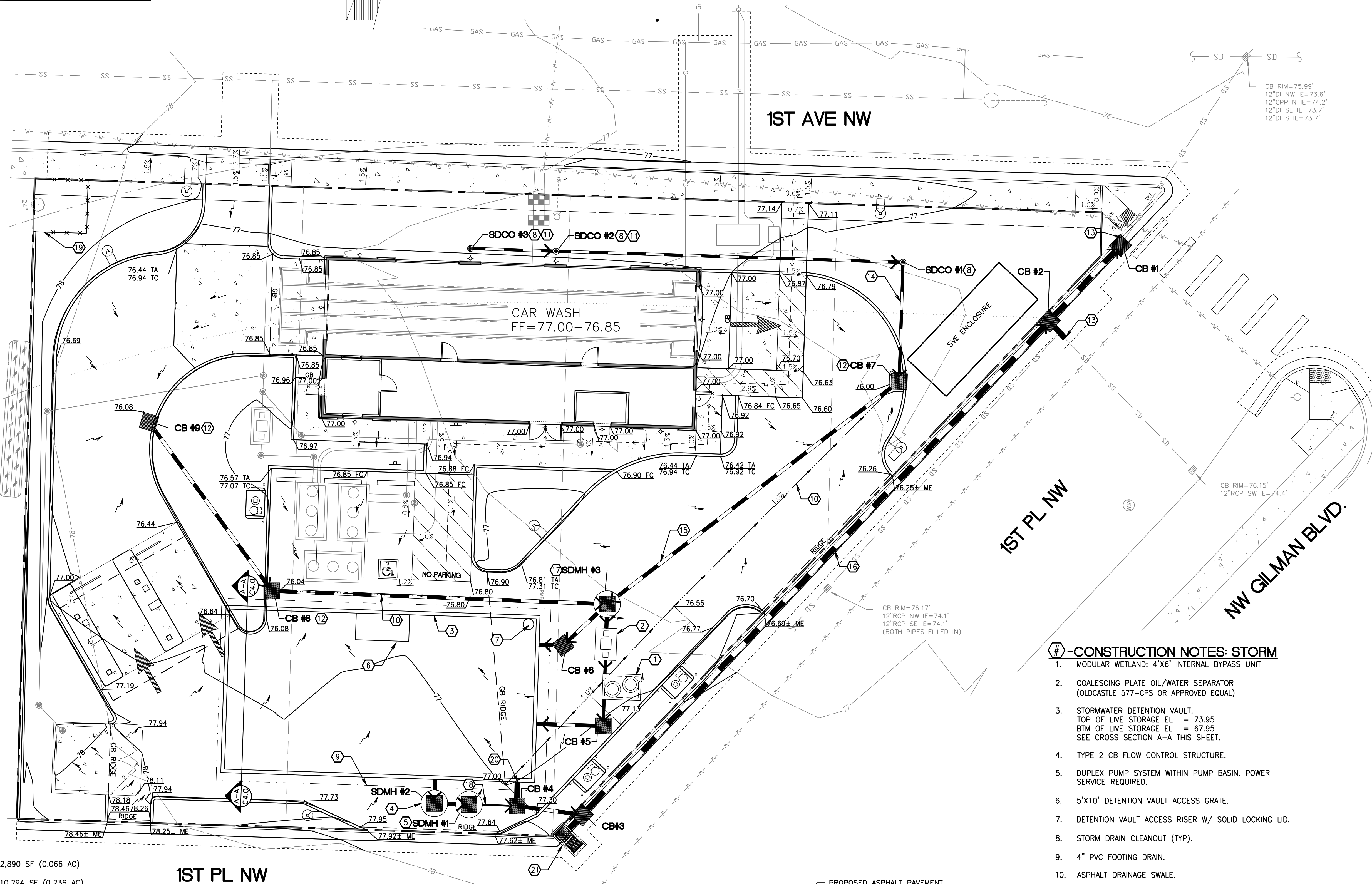
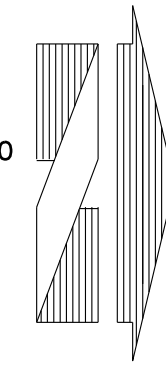
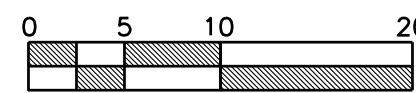
BROWN BEAR CAR WASH

SE 1/4 OF NE 1/4 OF SEC. 28, TWN. 24 N, RGE. 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

ACCESSIBLE PATH OF TRAVEL NOTE:

WALKWAYS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, BE A MINIMUM OF 44" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ACCESSIBILITY STANDARDS (SECTION 405) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20).

1"=10'



IMPERVIOUS AREA CALCULATIONS

DETAINED BASIN AREA (ON-SITE):

NEW AND REPLACED IMPERVIOUS/PERVIOUS AREAS

BUILDINGS:	2,890 SF (0.066 AC)
DRIVING SURFACE, CONC. WALKWAYS, CURBS:	10,294 SF (0.236 AC)
TOTAL NEW AND REPLACED IMPERVIOUS:	13,184 SF (0.302 AC)
TOTAL PGIS	8,929 SF (0.204 AC)
TOTAL NPGIS	4,255 SF (0.098 AC)

LANDSCAPE:	5,247 SF (0.120 AC)
TOTAL DETAINED BASIN AREA:	18,431 SF (0.423 AC)

BYPASS BASIN AREA (ROW):

NEW AND REPLACED IMPERVIOUS AREAS (BYPASS)

DRIVING SURFACE, SIDEWALKS, CURB AND GUTTER:	3,226 SF (0.074 AC)
TOTAL PGIS:	1,036 SF (0.024 AC)
TOTAL NPGIS:	2,190 SF (0.05 AC)

LANDSCAPE AREA (BYPASS):	67 SF (0.001 AC)
TOTAL BYPASS BASIN AREA:	3,293 SF (0.075 AC)

TOTAL PROJECT BASIN AREA: 18,431 SF + 3,293 SF = 21,724 SF (0.499 AC)

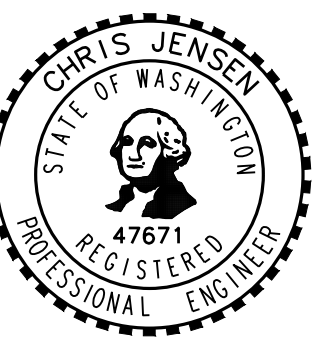
#-CONSTRUCTION NOTES: STORM

- MODULAR WETLAND: 4'X6' INTERNAL BYPASS UNIT
- COALESCING PLATE OIL/WATER SEPARATOR (OLDCASTLE 577-CPS OR APPROVED EQUAL)
- STORMWATER DETENTION VAULT.
TOP OF LIVE STORAGE EL = 73.95
BTM OF LIVE STORAGE EL = 67.95
SEE CROSS SECTION A-A THIS SHEET.
- TYPE 2 CB FLOW CONTROL STRUCTURE.
- DUPLEX PUMP SYSTEM WITHIN PUMP BASIN. POWER SERVICE REQUIRED.
- 5'X10' DETENTION VAULT ACCESS GRATE.
- DETENTION VAULT ACCESS RISER W/ SOLID LOCKING LID.
- STORM DRAIN CLEANOUT (TYP).
- 4" PVC FOOTING DRAIN.
- ASPHALT DRAINAGE SWALE.
- ROOF DOWNSPOUT CONNECTION. CONFIRM LOCATION WITH PLUMBING PLANS.
- TYPE 1 CATCH BASIN (TYP).
- CONNECTION TO EXISTING STORM SYSTEM.
- 6" PVC @1% MIN (TYP).
- 8" PVC @0.5% MIN (TYP).
- 12" PVC @0.5% MIN (TYP).
- FLOW SPLITTER.
- 2" PRESSURIZED PUMP DISCHARGE PIPE.
- INSTALL TEMPORARY 6" HIGH CHAINLINK FENCE AROUND TREE DRIPLINE. REMOVE AFTER GRADING ACTIVITIES.
- SECONDARY VAULT OVERFLOW TO CB#4.
- CONTECH STORMFILTER CONCRETE CATCH BASIN.

PRELIMINARY - ENTITLEMENTS
NOT FOR CONSTRUCTIONKnow what's below.
Call before you dig.
Dial 811

For: **CAR WASH ENTERPRISES, INC.**
3977 LEARY WAY NW
SEATTLE, WASHINGTON 98107

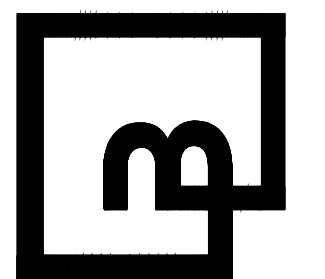
Title: **PRELIMINARY GRADING AND DRAINAGE PLAN**
BROWN BEAR CAR WASH
55 NW GILMAN BLVD.
ISSAQUAH, WA



4/3/2020

Scale:	Horizontal 1" = 10'	Vertical NA
Designed	ADW	ADW
Drawn	ADW	ADW
Checked	ADW	ADW
Approved	ADW	ADW
Date	11/15/19	

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425-251-6222 barghausen.com



Job Number
20693

Sheet
C4.0

8

1"=10'

0 5 10 20



1. RECLAIM TANK #1
OLD CASTLE PRECAST TANK 5106-SA
W/ FIBRELITE FL COVERS
2. RECLAIM TANK #2
OLD CASTLE PRECAST 1500 GAL RECLAIM TANK
3. RECLAIM TANK #3
OLD CASTLE PRECAST 1500 GAL RECLAIM TANK
4. OLDCASTLE OIL/WATER 660-CPS SEPARATOR
TANK
WITH HS20 RATED LID
5. VENT LINE TO BUILDING.
SEE CAR WASH PLANS FOR CONTINUATION.
6. 2"-2" RECLAIM LINES FROM TANK #2 BACK TO
CAR WASH. SEE CAR WASH PLANS FOR
CONTINUATION.
7. PROPOSED CONNECTION TO EXISTING SEWER MAIN
PER CITY OF ISSAQUAH STANDARD DETAIL S-10.
8. CAP EXISTING SIDE SEWER AT SEWER MAIN.
9. SSCO W/ SOLID LOCKING LID (TYP).
10. SSCO W GRATED, TRAFFIC RATED LID (TYP).
11. 6" PVC @2% MIN (TYP).

1. 1" LANDSCAPE IRRIGATION METER WITH DOUBLE CHECK VALVE ASSEMBLY. RE-USE EXISTING DOMESTIC SERVICE METER. INSTALL NEW DCVA.
2. PROPOSED 1-1/2" WATER METER AND INSTALL NEW REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) TO SERVICE THE CAR WASH FACILITY. RPBA SHALL BE PER THE WASHINGTON STATE DEPT. OF HEALTH MOST CURRENT LIST OF ACCEPTED CROSS-CONNECTION CONTROL ASSEMBLIES. RPBA IS TO BE ELECTRICALLY HEATED AND ABOVE GROUND ENCLOSE IS TO MEET ASSE 1060 CLASS 1 CERTIFICATION. METER, TAP, AND SERVICE TO BE INSTALLED BY CITY OF ISSAQUAH.
3. 7 LF 1-1/2" DOMESTIC WATER SERVICE LINE.
4. WATER SERVICE CONNECTIONS TO PROPOSED BUILDING. SEE PLUMBING PLANS FOR CONTINUATION, CONTRACTOR TO VERIFY EXACT POINT OF CONNECTION WITH PLUMBING PLANS. SEE PLUMBING PLANS FOR BACKFLOW PREVENTION WITHIN BUILDING.

ALL WATER METERS, HYDRANTS, AND APPURTENANCES
SHALL BE PROTECTED FROM CONTINUING
CONSTRUCTION ACTIVITIES WITH ORANGE PLASTIC
TEMPORARY FENCING.

EXISTING WATER FEATURES SUCH AS METERS, HYDRANTS,
AND APPURTENANCES SHALL BE PROTECTED FROM
CONSTRUCTION ACTIVITIES BY THE INSTALLATION OF ORANGE,
TEMPORARY FENCING.

CONTRACTOR TO MAINTAIN MINIMUM 1.5' VERTICAL SEPARATION BETWEEN UTILITIES AND PROPOSED SANITARY SEWER LINE/STORM DRAIN LINE, AND WATER SERVICE LINES.

GAS UTILITY:	PUGET SOUND ENERGY 355 110TH AVE NE BELLEVUE, WA 98004 TELEPHONE: (1-888-321-7779)
ELECTRICAL:	PUGET SOUND ENERGY 355 110TH AVE NE BELLEVUE, WA 98004 TELEPHONE: (1-888-321-7779)
TELEPHONE:	CENTURYLINK 23315 - 66TH AVENUE SOUTH KENT, WA 98032 TELEPHONE: 1-(800) 871-9244
SANITARY SEWER:	CITY OF ISSAQUAH 1775 12TH AVE NW PO BOX 1307 ISSAQUAH, WA 98027 PHONE: (425) 837-3400 PWE@ISSAQUAH.WA.GOV
WATER:	CITY OF ISSAQUAH 1775 12TH AVE NW PO BOX 1307 ISSAQUAH, WA 98027 PHONE: (425) 837-3400 PWE@ISSAQUAH.WA.GOV
STORMWATER:	CITY OF ISSAQUAH 1775 12TH AVE NW PO BOX 1307 ISSAQUAH, WA 98027 PHONE: (425) 837-3400 PWE@ISSAQUAH.WA.GOV

1. LOCATION OF POWER SERVICE CONNECTION TO BUILDING, CONTRACTOR TO COORDINATE WITH PSE FOR TRANSFORMER LOCATION AND VERIFY SCOPE OF WORK WITH MEP/PURVEYOR PRIOR TO CONSTRUCTION.
2. APPROXIMATE LOCATION OF TELECOMMUNICATIONS/CABLE SERVICE TO BUILDING, CONTRACTOR TO COORDINATE CONDUIT SIZE, QUANTITY, LOCATION, AND SCOPE OF WORK WITH MEP/PURVEYOR PRIOR TO CONSTRUCTION.
3. APPROXIMATE LOCATION OF PHONE SERVICE TO BUILDING, CONTRACTOR SCOPE OF WORK SHALL INCLUDE TRENCH EXCAVATION AND LAYING CONDUIT (MINIMUM ONE 4" CONDUIT). CENTURYLINK TO PULL WIRE AND CONNECT TERMINAL/CIRCUIT.
4. APPROXIMATE LOCATION OF GAS SERVICE TO BUILDING.
5. APPROXIMATE LOCATION OF CONNECTION TO EXISTING TELECOMMUNICATIONS/CABLE SERVICE.
6. PROPOSED TRANSFORMER, AND CONNECTION TO EXISTING POWER.
7. APPROXIMATE LOCATION OF CONNECTION TO EXISTING GAS SERVICE. PUCET SOUND ENERGY TO INSTALL PROPOSED GAS LINE WITHIN ROW AT PROPOSED POINT OF CONNECTION; CONTRACTOR TO DIG TRENCH AND INSTALL ASSOCIATED ON-SITE PIPING. CONTRACTOR TO CONTACT PSE PRIOR TO CONSTRUCTION.
8. ELECTRICAL SERVICE TO BE PROVIDED TO THE RPBA HOTBOX.
9. SAWCUT AND ASPHALT PATCH BACK PER CITY OF ISSAQUAH STANDARD DETAIL NO. T-48.
10. APPROXIMATE LOCATION OF AS/SVE WELL (TYP).
11. AS/SVE ENCLOSURE.
12. AS/SVE CONDUIT PIPING (TYP).

THE CIRCLED LOCATIONS ARE REQUIRED TO BE
POTHOLED TO VERIFY VERTICAL AND HORIZONTAL
LOCATION OF EXISTING UTILITY AND/OR POTENTIAL
CONFLICTS WITH EX. UTILITIES. POTHOLING SHOULD
OCCUR PRIOR TO INSTALLING ANY PROPOSED UTILITIES.
CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING
ENGINEERS, INC. OF ANY CONFLICTS.

CONTRACTOR TO ORDER LOCATES AND FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION TO ENSURE THAT UTILITY CONFLICTS DO NOT EXIST. CONTRACTOR TO REVIEW UTILITY AS-BUILTS IN ORDER TO VERIFY EXISTING UTILITY LOCATIONS. CONTRACTOR SHALL POTHOLE ALL POTENTIAL UTILITY CONFLICTS PRIOR TO CONSTRUCTION. NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC OF ANY CONFLICTS.

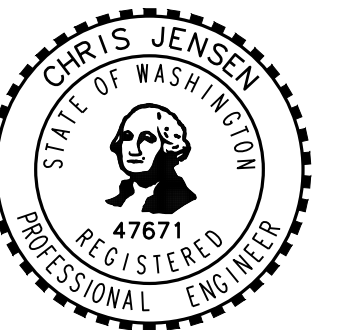


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2	4/3/2020	ADW	AEM	CRJ	PER CITY REVIEW COMMENTS RECEIVED 02/19/2020
1	11/15/19	ADW	AEM	CRJ	
No.	Date	By	Ckd.	Appr.	Revision

Title:

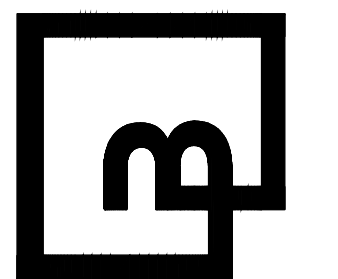
For: CAR WASH ENTERPRISES, INC.
3977 LEARY WAY NW
SEATTLE, WASHINGTON 98107



4/3/2020

Scale:	Horizontal 1" = 10'	Vertical NA
Designed	<u>ADW</u>	
Drawn	<u>ADW</u>	
Checked	<u>AEM</u>	
Approved	<u>CRJ</u>	
Date	11/15/19	

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Consulting Engineers, Inc.**
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Kent, WA 98032
425.251.6222 **barghausen.com**



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